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0130.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

503,500 / 503,500

USE VALUE:

503,500 / 503,500

ASSESSED:

503,500 / 503,500

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
1		WATERMILL PL, ARLINGTON

OWNERSHIP

Unit #: 130

Owner 1: STANLEY STEPHANIE M & WILLIAM

Owner 2:

Owner 3:

Street 1: 1 WATERMILL PL #130

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MANSFIELD JAMES R -

Owner 2: ESTATE -

Street 1: 1 WATERMILL PLACE #130

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1988, having primarily Brick Veneer Exterior and 953 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R7	APTS MED		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6040																

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
102		0.000	503,500			503,500			
Total Card		0.000	503,500			503,500	Entered Lot Size		
Total Parcel		0.000	503,500			503,500	Total Land:		
Source: Market Adj Cost				Total Value per SQ unit /Card:	528.33	/Parcel: 528.3	Land Unit Type:		

Total Card / Total Parcel

503,500 / 503,500

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EXTERIOR INFORMATION		BATH FEATURES		COMMENTS		SKETCH
Type: 7 - Condo Garden		Full Bath: 2	Rating: Average	Building Number 1.		
Sty Ht: 1 - 1 Story		A Bath:	Rating:			
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:			
Foundation: 1 - Concrete		A 3QBth:	Rating:			
Frame: 1 - Wood		1/2 Bath:	Rating:			
Prime Wall: 8 - Brick Veneer		A HBth:	Rating:			
Sec Wall: 6 - Stucco	10 %	OthrFix:	Rating:			
Roof Struct: 4 - Flat		OTHER FEATURES				
Roof Cover: 4 - Tar & Gravel		Kits: 1	Rating: Average			
Color: BRICK		A Kits:	Rating:			
View / Desir: N - NONE		Frpl:	Rating:			
GENERAL INFORMATION		WSFlue:	Rating:			
Grade: C - Average		CONDOS INFORMATION				
Year Blt: 1988	Eff Yr Blt:	Location: R - Rear				
Alt LUC:	Alt %:	Total Units:				
Jurisdict:	Fact: .	Floor: 1 - 1st Floor				
Const Mod:		% Own: 0.904900014	REMODELING			
Lump Sum Adj:		Name: 25 - 6040	RES BREAKDOWN			
INTERIOR INFORMATION		DEPRECIATION				
Avg Ht/FL: STD		Phys Cond: GD - Good	14. %	Exterior:		
Prim Int Wall: 1 - Drywall		Functional:		Interior:		
Sec Int Wall:	%	Economic:		Additions:		
Partition: T - Typical		Special:		Kitchen:		
Prim Floors: 4 - Carpet		Override:		Baths:		
		Total: 14.9 %		Plumbing:		
				Electric:		
				Heating:		
				Totals		
				1	3	1
SUB AREA		SUB AREA DETAIL				

INTERIOR INFORMATION

Avg Ht/FL:	STD		Phys Con
Prim Int Wall:	1 - Drywall		Function
Sec Int Wall:			Econom
Partition:	T	- Typical	Spec
Prim Floors:	4	- Carpet	Overrid
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	CALCS
Subfloor:			Bas
Bsmnt Gar:	1		C
Electric:	3	- Typical	A
Insulation:	2	- Typical	Other
Int vs Ext:	S		Grad
Heat Fuel:	3	- Electric	
Heat Type:	6	- Elec Base/B	NE
# Heat Sys:	1		LL
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	Deprecia

MOBILE HOME

Make: _____ Model: _____ Serial #: _____ Year: _____ Color: _____

SPEC FEATURES/YARD ITEMS

COMMENTS

Bath 2	Rating:	Average	
Bath:	Rating:		Building Number 1.
Bath:	Rating:		
QBth:	Rating:		
Bath:	Rating:		
RBth:	Rating:		

SKETCH

RESIDENTIAL GRID

HER FEATURES

GENERAL FEATURES		FIREPLACE		DOOR		LUMPS		WALLS		CEILINGS		ROOFING				
Kits:	1	Rating:	Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Kits:		Rating:		Other												
Frpl:		Rating:		Upper												
Flue:		Rating:		Lvl 2												
				Lvl 1												
				Lower												
CONDENSED INFORMATION																
Location:	R	- Rear		Totals	RMs:	3	BRs:	1	Baths:	2			HB			

CONDÔ INFORMATION

ocation:	R - Rear	Lower			
al Units:		Totals	RMs: 3	BRs: 1	Baths: 2 HB
Floor:	1 - 1st Floor				
% Own:	0.904900014				
Name:	25 - 6040				
		REMODELING	RES BREAKDOWN		
		Exterior:	No Unit	RMS	BRs
		Interior:		1	3
				1	0

APPRECIATION

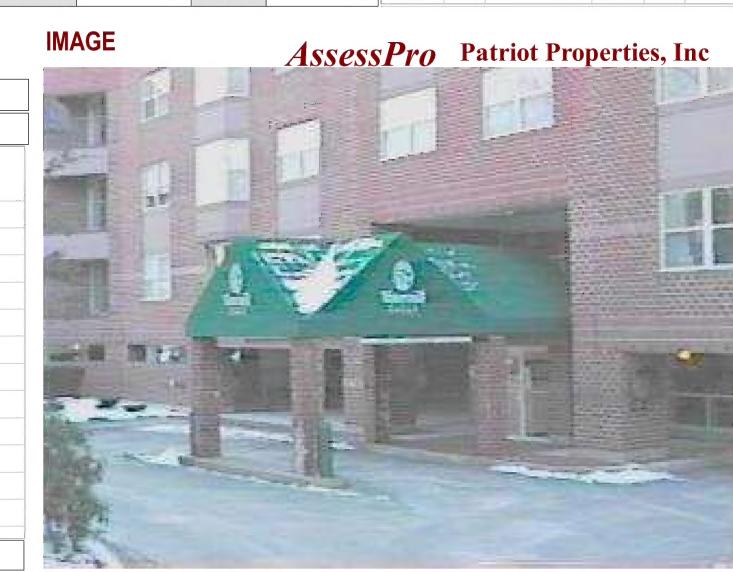
CALC SUMMARY

COMPARABLE SALES				
	Rate	Parcel ID	Typ	Date
Basic \$ / SQ:	320.00			
Size Adj.:	1.12959075			
Const Adj.:	0.97656715			
Adj \$ / SQ:	352.999			
Other Features:	45334			
Grade Factor:	1.00			
NBHD Inf:	1.54999995			
NBHD Mod:				
LUC Factor:	1.00			
Adj Total:	591699			
Depreciation:	88163			
Depreciated Total:	503536			
	WtAv\$/SQ:	AvRate:		Ind.Val
	Juris. Factor:		Before Depr:	547.15
Special Features:	0		Val/Su Net:	528.33
	Final Total:	503500	Val/Su SzAd	528.33

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	547.15	
Special Features:	0	Val/Su Net:	528.33	
Final Total:	503500	Val/Su SzAd	528.33	

SKETCH



AssessPro Patriot Properties, Inc

SUB AREA

IMAG